

Letting, receiving rent

12% including VAT for the whole time your tenant stays in the property

We will:

- Carry out a market appraisal of your property.
- Advise on preparing your property for letting.
- Produce beautiful property details for marketing.
- Market your property and advertise on the relevant portals.
- Erect a To Let board.
- Arrange and accompany viewings.
- Arrange reference checks.
- Ask tenants to set up continuing rent payments and pass monies on to you.
- Hold the deposit in the TDS Insured scheme.
- Chase late rent payments.
- Return your tenants deposit less any deductions at tenancy end.

Letting, receiving rent, management

16.2% including VAT for the whole time your tenant stays in the property

In addition to letting, receiving rent services we will:

- Deal with the day to day management of your property including repairs and maintenance.
- Provide meter readings to utility suppliers when the tenancy starts and ends.
- Arrange annual safety checks and certificates (EPC, Gas Safety etc.).
- Visit the property at least once a year.
- Provide an emergency out of hours service to your tenants.
- Manage the end of tenancy check out and deposit disputes.

Management only service

£480 including VAT handover from your previous agent and 7.2% including VAT of the rent payable for the whole time your tenant stays in the property.

Non-optional arrangement fees and charges

Tenancy set up £300 including VAT

Agree terms, right to rent checks, arrange tenancy. Includes rent and eviction insurance for the initial tenancy term (for 12-month terms an additional £95 including VAT is payable).

Deposit registration £24 including VAT

Per year.

Inventory From £120 including VAT

Depending on property size.

Extra fees and charges if applicable

Tenancy Renewal £240 including VAT

If you request a further fixed term (when the initial term is ending). Otherwise, a Periodic Tenancy will ensue, at no charge.

Cancel an agreed tenancy £600 including VAT

If you decide not to go ahead with a tenancy where the prospective tenant has already paid for their application, we may charge you.

Preparing and serving £48 including VAT

Section 13 notice or Section 21 notice (included in management).

Making a payment outside the UK £18 including VAT

Sale of property 1.5% including VAT

To tenant or otherwise.